

020.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

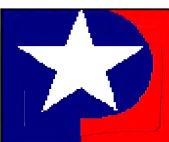
Total Card / Total Parcel

USE VALUE:

1,755,700 / 1,755,700

ASSESSED:

1,755,700 / 1,755,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
71		SPY POND LN, ARLINGTON

Legal Description		User Acct
		14264
		GIS Ref
		GIS Ref
		Insp Date
		11/30/17

**OWNERSHIP**

Unit #:

Owner 1: TURANO RONA B	
Owner 2:	
Owner 3:	

Street 1: 71 SPY POND LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TURANO THOMAS/ETAL -	
Owner 2: TURANO RONA B -	
Street 1: 71 SPY POND LANE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .467 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1968, having primarily Brick Veneer Exterior and 4957 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	3
t	Below Stree
	Street
	Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20355	Sq. Ft.	Site			0	85.	0.66	2			Water F	30					1,138,874						1,138,900	

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED						
										020.0-0005-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	101	FV	616,800	0	20,355.	1,138,900	1,755,700		Year end	12/23/2021							!1669!	
2021	101	FV	594,800	0	20,355.	1,138,900	1,733,700		Year End Roll	12/10/2020								
2020	101	FV	593,100	0	20,355.	1,138,900	1,732,000		1,732,000 Year End Roll	12/18/2019								
2019	101	FV	413,400	0	20,355.	1,247,100	1,660,500		1,660,500 Year End Roll	1/3/2019								
2018	101	FV	388,900	0	20,355.	793,600	1,182,500		1,182,500 Year End Roll	12/20/2017								
2017	101	FV	388,900	0	20,355.	725,600	1,114,500		1,114,500 Year End Roll	1/3/2017								
2016	101	FV	388,900	0	20,355.	589,500	978,400		978,400 Year End	1/4/2016								
2015	101	FV	391,500	0	20,355.	589,500	981,000		981,000 Year End Roll	12/11/2014								

SALES INFORMATION										TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes						
TURANO THOMAS/E	1252-70		5/17/2002	Family				No	No								
WOHL GENEVIEVE-	1162-53		10/1/1996			405,000		No	No	Y							

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/12/2011	689	Redo Kit	14,725	C					11/30/2017	MEAS&NOTICE	BS	Barbara S					
8/12/2005	726	Re-Roof	12,000			G7	GR FY07		4/4/2012	Info Fm Prmt	BR	B Rossignol					
5/26/2005	497	Dormers	48,400			G6	GR FY06	18 ft drmr & new b	1/27/2009	Meas/Inspect	372	PATRIOT					
6/4/2003	386	Manual	20,000	C				repl door, 4 wndws	8/23/2005	Fieldrev-Chg	BR	B Rossignol					
1/23/2002	32	New Wind	15,613	C				19 NEW WINDOWS	9/28/1999	Meas/Inspect	256	PATRIOT					
									6/1/1990		PM	Peter M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>					
Type:	19 - Ranch		Full Bath:	3	Rating:	Good			OF=BMT SINK & 2ND FL SINK.								
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:		Rating:												
Prime Wall:	8 - Brick Veneer		A HBth:		Rating:												
Sec Wall:	16 - Stone Vene	25 %	OthrFix:	2	Rating:	Average											
Roof Struct:	2 - Hip		<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good											
Color:	BEIGE		A Kits:	1	Rating:	Good											
View / Desir:	k - Kelwyn Manor		Frl:	1	Rating:	Good											
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:									
Grade:	C+ - Average (+)		<b>CONDOS INFORMATION</b>														
Year Blt:	1968	Eff Yr Blt:	Location:		Total Units:												
Alt LUC:		Alt %:	Floor:														
Jurisdct:	G13	Fact:	% Own:														
Const Mod:			Name:														
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>					
Avg Ht/FL:	STD		Phys Cond:	GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal	2 - Plaster		Functional:		%	Interior:	1	9	5	M							
Sec Int Wall:		%	Economic:		%	Additions:											
Partition:	T - Typical		Special:		%	Kitchen:											
Prim Floors:	3 - Hardwood		Override:		%	Baths:											
Sec Floors:		%	Total:	10.8	%	Plumbing:											
Bsmnt Flr:	6 - Ceramic Tile					Electric:											
Subfloor:						Heating:											
Bsmnt Gar:	2					General:											
Electric:	3 - Typical					Totals	1	9	5								
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	2 - Gas																
Heat Type:	3 - Forced H/W																
# Heat Sys:	1																
% Heated:	100	% AC:															
Solar HW:	NO	Central Vac:	NO														
% Com Wal		% Sprinkled															
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:			
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 020.0-0005-0001.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101					
More: N						Total Yard Items:			Total Special Features:			Total:					